



An
Bord
Pleanála

Board Order
PL 06D.249004

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0176

Appeal by David and Dara Townsend care of Duggan Architecture of 6 Baggot Bridge Court, Pembroke Row, Dublin against the decision made on the 10th day of July, 2017 by Dún Laoghaire-Rathdown Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Conversion of the building from three self-contained apartments to a single family dwelling, to include removal of non-original partition walls and construction of new partitions to new configuration; formation of a new opening between front and rear ground floor rooms; replacement of all building services; formation of two new window openings to the side gable wall at basement level; formation of a patio door to the rear elevation; reconfiguration of the window openings to the side and rear return elevations; replacement of non-original windows with timber sliding sash windows; refurbishment of all original windows; application of lime-rendered external insulation to the side gable wall, rear elevation and side and rear return elevation walls; application of new lime render finish to the front elevation basement level; removal of external drainage services; replacement of external rainwater goods; formation of a ramped access from front gate to basement level; installation of new motorised gates to the existing side vehicular entrance; construction of a low retaining wall to reduce ground levels at the side gable and installation of a new roof light to roof valley at 1 Carlisle Terrace, Tivoli Road, Dun Laoghaire, County Dublin (A Protected Structure).

Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 3 and the reasons therefor and to AMEND condition number 2 so that it shall be as follows for the reasons set out.

Reasons and Considerations

2. Prior to the commencement of development, the developer shall submit to and agree in writing with the planning authority the following:
 - (a) Details of the appointment of a Grade 1 accredited conservation architect, who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works.
 - (b) A method statement including plans, particulars, specifications and methodology for the external insulation works to the side gable wall (eastern elevation), rear (southern elevation) and rear returns to be installed in accordance with the plans and particulars received by An Bord Pleanála on the 6th day of December 2017, which shall respond appropriately to the issues raised in the submission from the Department of Culture, Heritage and the Gaeltacht dated the 20th day of October, 2017.

All repair/restoration works shall be carried out in accordance with best conservation practice as detailed in the application and the “Architectural Heritage Protection Guidelines for Planning Authorities” (Department of Arts, Heritage and the Gaeltacht, 2011). The repair/restoration works shall retain the maximum amount possible of surviving historic fabric in-situ including structural elements, plasterwork and joinery and shall be designed to cause minimum interference to the building structure and/or fabric.

Reason: To ensure that the integrity of the protected structure is maintained and that the structure is protected from unnecessary damage or loss of fabric.

Having regard to the detailed technical specifications, the nature of the external insulation proposed and the architectural character of number 1 Carlisle Terrace, a Protected Structure, it is considered that the proposed external insulation of the gable and rear of the building would not adversely impact on the character and special architectural significance of the building or the adjoining Terrace, would not set an undesirable precedent and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In relation to condition number 3

Having regard to the levels of traffic associated with a single residential unit and the location of the existing entrance, on a quiet street without through traffic, the use of a motorised sliding gate would not create a traffic hazard at this location, would not set an undesirable precedent and would, therefore, be in accordance with the proper planning and sustainable development of the area.

